

044.A

0001

0173.A

Map

Block

Lot

1 of 1

Condominium

CARD ARLINGTON

APPRaised:

Total Card / Total Parcel

656,300 /

656,300

656,300 /

656,300

656,300 /

656,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 173A

Owner 1: SMITH PETER

Owner 2: ROS GONZALEZ ELENA

Owner 3:

Street 1: 173-A FRANKLIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NGUYEN MARK M & IRIS S -

Owner 2: -

Street 1: 173-A FRANKLIN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2002, having primarily Vinyl Exterior and 1531 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 8 - Condo TnHs.				Full Bath: 2	Rating: Very Good			SETUP NEW CONDO. VIEWED CONDO OUTSIDE ONLY. CHANGED OWNERSHIP PRIOR TO M DEED TO REFLECT CURRENT OWNER MAKING MDEED..									
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B- - Good (-)				CONDOS INFORMATION													
Year Blt: 2002	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G4		Fact:	.	Floor:													
Const Mod:				% Own:	50.000000000												
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	5.1 %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 1M - Drywall				Functional:				Interior:		1	7	3					
Sec Int Wall: 10 - None		%		Economic:				Additions:									
Partition: T - Typical				Special:				Kitchen:									
Prim Floors: 3 - Hardwood				Override:				Baths:									
Sec Floors:		%		Total:	5.1 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	245.00			Heating:									
Bsmnt Gar:				Size Adj.: 0.89190072				General:									
Electric: 3 - Typical				Const Adj.: 1.04989493				COMPARABLE SALES				SUB AREA					
Insulation: 3 - Typical				Adj \$ / SQ:	229.418			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 57036													
Heat Fuel: 1 - Oil				Grade Factor: 1.21													
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.39999998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 691619													
% Com Wall		% Sprinkled:		Depreciation: 35273													
				Deprecated Total: 656346													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 044.A-0001-0173.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			